

**Call to Order:**

The meeting was called to order at 7:37 pm. Present were Chairman, Paul Salafia, and members, Vincent Chiozzi, Linn Anderson, John McDonnell (arrived at 8:45 pm), and associate member Joan Duff ; also present were Director of Planning Paul Materazzo, and Planner, Jacki Byerley.

**Town Meeting 2009 Warrant Articles:**

**Private Warrant Article 64 – to Amend Section 6.1. Wireless Facilities:**

The Board opened the public hearing on the proposed private warrant article 64 to amend section 6.1. Wireless Facilities. Mr. Materazzo reviewed discussion from the previous meeting on the proposed moratorium on wireless facilities and noted that the petitioner has worked with Town Counsel on the proposed amendment. Pamela Dunn, the petitioner of the article, reviewed the proposed changes to Section 6.1. and noted that the current by-law does not provide enough opportunities for enforcement for the town to defend against a lawsuit. On a motion by Ms. Anderson seconded by Mr. Chiozzi the board voted to close the public hearing on the proposed private warrant article 64 to amend section 6.1. Wireless Facilities. **Vote** Unanimous (4-0)

On a motion by Ms. Anderson, seconded by Mr. Chiozzo, the Board voted to recommend approval of the proposed private warrant article 64 to amend section 6.1. Wireless Facilities. **Vote** Unanimous (4-0)

Chairman Salafia reviewed a memo to the Planning Board, which he sent via an e-mail and which reviewed the Board's hearing and deliberation process.

**Article 17 – 5 Campanelli Drive – Right of First Refusal & Site Evaluation & Article 18 Site Evaluation for a new Town Yard:**

The Board took up the discussion on the proposed article to authorize the Board of Selectmen to enter into a right-of-first refusal, or an option to purchase 5 Campanelli Drive. Mr. Materazzo reviewed a PowerPoint presentation and the Task Force recommendation which they have been working on for the past 18 months. He also reviewed Article 16 Town Yard Master Plan which the Board has already approved. Mr. Materazzo reviewed the intent of the Article and noted that an RFP process would be required. He also reviewed Article 18 and noted that the task force wants firm numbers in place on how much a new town yard would cost to build.

On a motion by Ms. Anderson seconded by Mr. Chiozzi the Board voted to close the discussion on Article 17 – 5 Campanelli Drive – Right of First Refusal & Site Evaluation & Article 18 Site Evaluation for a new Town Yard. **Vote** Unanimous (4-0)

On a motion by Ms. Anderson seconded by Mr. Chiozzi the board voted to recommend approval of Article 17 – 5 Campanelli Drive – Right of First Refusal & Site Evaluation & Article 18 Site Evaluation for a new Town Yard. **Vote** Unanimous (4-0)

**180 Abbot Street:**

The Board opened the public hearings that were continued from the April 14<sup>th</sup> meeting on an application by Mike Ristuccia for a Definitive Subdivision Plan and Special Permit for Earth Movement located at 180 Abbot Street. On a motion by Ms. Anderson seconded by Mr. Chiozzi the Board voted to allow the applicant's request to withdraw without prejudice the application for a Definitive Subdivision Plan and Special Permit for Earth Movement located at 180 Abbot Street. **Vote** Unanimous (5-0)

**Amendment to the Subdivision Rules and Regulations Article XII, §VI C 5 & §VII.I.1 Fire Protection:**

The Board opened the public hearings on the proposed amendments to the Subdivision Rules and Regulations Article XII § VI C5 and § VII.I.1.

Ms. Byerley reviewed her memo to the Board, dated May 11, 2009, regarding the amendment for § VI C (f) the proposed new subparagraph (f). Ms Byerley noted that the temporary easement is similar to what Mass Highway does when they make improvements to a way. The Board questioned if the temporary easement should be recorded at the registry of deeds it is removed. Ms. Byerley reviewed the temporary easement for Charles Circle. Ms. Byerley reviewed her memo to the Board, dated May 7, 2009, regarding the amendment for §VII.1 Fire Protection and noted that the amended language is a request from the Fire Chief.

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to close the public hearings on the proposed amendments to the Subdivision Rules and Regulations Article XII § VI C5 and § VII.1. **Vote** Unanimous (5-0)

On a motion by Ms. Anderson seconded by Mr. Chiozzi the Board voted to approve the amendment to the Subdivision Rules and Regulations Article XIII, §VIC 5 by adding a new subparagraph (f), outlined in Ms. Byerley's memo to the Board dated May 11, 2009. **Vote** Unanimous (5-0)

On a motion by Ms. Anderson seconded by Mr. Chiozzi the Board voted to approve the amendment to the Subdivision Rules and Regulations Article XIII, §VII.I.1Fire Protection, as outlined in Ms. Byerley's memo to the Board, dated May 7, 2009. **Vote** Unanimous (5-0)

**Adjournment:** The Board voted to adjourn the meeting at 9:13 p.m.